

**RESOLUTION NO. PZ/LPA CPA 2023-03**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WHITE SPRINGS, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF THE TOWN OF WHITE SPRINGS, FLORIDA, AND THE LOCAL PLANNING AGENCY OF THE TOWN OF WHITE SPRINGS, FLORIDA; RECOMMENDING TO THE TOWN COUNCIL OF THE TOWN OF WHITE SPRINGS, FLORIDA, APPROVAL OF AN AMENDMENT OF ONE-HUNDRED OR LESS ACRES TO THE FUTURE LAND USE MAP OF THE TOWN OF WHITE SPRINGS COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER, UNDER THE PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING THE LAND USE CLASSIFICATION FROM AGRICULTURE TO COMMERCIAL OF CERTAIN LANDS WITHIN THE TOWN OF WHITE SPRINGS, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the Town of White Springs Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of the Town of White Springs, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend to the Town Council of the Town of White Springs, Florida, hereinafter referred to as the Town Council, approval or denial of amendments to the Town of White Springs Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, in accordance with said regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers the Local Planning Agency of the Town of White Springs, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the Town Council, approval or denial of amendments to the Comprehensive Plan, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the Town;

WHEREAS, the Town Council has been designated as the Planning and Zoning Board;

WHEREAS, the Town Council has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Regulations and Section 163.3174, Florida Statutes, as amended, the Town Council, serving as the Planning and Zoning Board and the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing concerning said application for an amendment, as described below;

WHEREAS, the Town Council, serving as the Planning and Zoning Board and the Local Planning Agency, has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and other affected elements of the Comprehensive Plan; and

WHEREAS, the Town Council, serving as the Planning and Zoning Board and the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WHITE SPRINGS, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF THE TOWN OF WHITE SPRINGS, FLORIDA, AND THE LOCAL PLANNING AGENCY OF THE TOWN OF WHITE SPRINGS, FLORIDA, THAT:

Section 1. Pursuant to an application, CPA 2023-03, by North Florida Professional Services, Inc., agent for BBL Management Services, Inc., owners, to amend the Future Land Use Plan Map of the Comprehensive Plan, the Town Council, serving as the Planning and Zoning Board and the Local Planning Agency, recommends to the Town Council, to adopt the amendment to the Future Land Use Map of the Comprehensive Plan, by amending the future land use map classification from AGRICULTURE to COMMERCIAL for the property described, as follows:

A tract of land in Section 1 and 12, Township 2 South, Range 15 East, Hamilton County, Florida, being more particularly described as follows: COMMENCE at the NW corner of Government Lot 1 of said Section 12; thence run North 88°37'37" East, a distance of 15.00 feet to a point on the East right-of-way line of Jackson Street, a county graded road; thence North 00°37'02" West along said East right-of-way line of Jackson Street, a distance of 2312.02 feet to the Southwesterly right of way line of U.S. Highway 41; thence South 49°17'45" East along said Southwesterly right of way line, a distance of 951.16 feet; thence South 40°43'56" West, a distance of 110.24 feet; thence South 49°13'46" East, a distance of 175.26 feet; thence South 09°59'26" East, a distance of 136.37 feet; thence South 01°21'12" East, a distance of 499.84 feet to the POINT OF BEGINNING; thence North 87°33'31" East, a distance of 452.29 feet to the West right of way line of U.S. Highway 41; thence South 01°16'32" East, along said West right of way line of U.S. Highway 41, a distance of 1231.14 feet to a point of curvature of a curve concave to the West, having a radius of 22885.30 feet and a central angle of 00°38'21"; thence Southerly along said curve and right of way an arc distance of 255.31 feet, said arc having a chord bearing of South 00°47'45" East and a chord distance of 255.31 feet; thence South 88°43'58" West, a distance of 447.00 feet; thence North 01°23'39" West, a distance of 1477.18 feet to the POINT OF BEGINNING.

Containing 15.33 acres, more or less.

Tax Parcel Number 8031-000 and A Portion of Tax Parcel Numbers 8006-000 and 8009-000

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Town Council, serving as the Planning and Zoning Board and the Local Planning Agency, this 13<sup>th</sup> day of June 2023.

TOWN COUNCIL OF THE TOWN OF WHITE SPRINGS, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF THE TOWN OF WHITE SPRINGS, FLORIDA, AND THE LOCAL PLANNING AGENCY OF THE TOWN OF WHITE SPRINGS, FLORIDA

Attest:

\_\_\_\_\_  
Audre' Ruise  
City Clerk

\_\_\_\_\_  
Anita Rivers  
Mayor

**ORDINANCE NO. 23-06**

**AN ORDINANCE OF THE TOWN OF WHITE SPRING, FLORIDA, RELATING TO AN AMENDMENT TO THE FUTURE LAND USE PLAN MAP OF THE TOWN OF WHITE SPRINGS COMPREHENSIVE PLAN, PURSUANT TO APPLICATION CPA 2023-03, BY THE PROPERTY OWNER, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR THE AMENDMENT OF THE FUTURE LAND USE PLAN MAP OF THE COMPREHENSIVE PLAN FROM AGRICULTURE TO COMMERCIAL OF CERTAIN LANDS WITHIN THE INCORPORATED LIMITS OF THE TOWN OF WHITE SPRINGS, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the Town Council of the Town of White Springs, Florida, hereinafter referred to as the Town Council, to prepare, adopt and implement a comprehensive plan;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the Town Council to prepare, adopt and implement a comprehensive plan;

WHEREAS, an application for an amendment, as described below, has been filed with the Town;

WHEREAS, the Town Council has been designated as the Planning and Zoning Board of the Town of White Springs, Florida, hereinafter referred to as the Planning and Zoning Board;

WHEREAS, the Town Council has been designated as the Local Planning Agency of the Town of White Springs, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Town Council, serving as the Planning and Zoning Board, and the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Town Council, serving as the Planning and Zoning Board, and the Local Planning Agency, reviewed and considered all comments received during said public hearing concerning said application for an amendment, as described below, and recommended to the Town Council approval of said application for an amendment, as described below;

WHEREAS, the Town Council held the required public hearings, with public notice having been provided, pursuant to the public hearings procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended, on said application for an amendment, as described below, and at said public hearings, the Town Council reviewed and considered all comments received during the public hearings, including the recommendation of the Town Council serving as the Planning and Zoning Board, and the Local Planning Agency, concerning said application for an amendment, as described below;

WHEREAS, the Town Council has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Town Council has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WHITE SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, CPA 2023-03, by North Florida Professional Services, Inc., agent for BBL Management Services, Inc., owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use map classification of certain lands, the future land use map is hereby amended from AGRICULTURE to COMMERCIAL for the property described, as follows:

A tract of land in Section 1 and 12, Township 2 South, Range 15 East, Hamilton County, Florida, being more particularly described as follows: COMMENCE at the NW corner of Government Lot 1 of said Section 12; thence run North 88°37'37" East, a distance of 15.00 feet to a point on the East right-of-way line of Jackson Street, a county graded road; thence North 00°37'02" West along said East right-of-way line of Jackson Street, a distance of 2312.02 feet to the Southwesterly right of way line of U.S. Highway 41; thence South 49°17'45" East along said Southwesterly right of way line, a distance of 951.16 feet; thence South 40°43'56" West, a distance of 110.24 feet; thence South 49°13'46" East, a distance of 175.26 feet; thence South 09°59'26" East, a distance of 136.37 feet; thence South 01°21'12" East, a distance of 499.84 feet to the POINT OF BEGINNING; thence North 87°33'31" East, a distance of 452.29 feet to the West right of way line of U.S. Highway 41; thence South 01°16'32" East, along said West right of way line of U.S. Highway 41, a distance of 1231.14 feet to a point of curvature of a curve concave to the West, having a radius of 22885.30 feet and a central angle of 00°38'21"; thence Southerly along said curve and right of way an arc distance of 255.31 feet, said arc having a chord bearing of South 00°47'45" East and a chord distance of 255.31 feet; thence South 88°43'58" West, a distance of 447.00 feet; thence North 01°23'39" West, a distance of 1477.18 feet to the POINT OF BEGINNING.

Containing 15.33 acres, more or less.

Tax Parcel Number 8031-000 and A Portion of Tax Parcel Numbers 8006-000 and 8009-000

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption.

The effective date of this plan amendment shall be thirty-one (31) days following the date of adoption of this plan amendment. However, if any affected person files a petition with the Florida Division of Administrative Hearings pursuant to Section 120.57, Florida Statutes, as amended, to request a hearing to challenge the compliance of this plan amendment with Sections 163.3161 through 163.3248, Florida Statutes, as amended, within thirty (30) days following the date of adoption of this plan amendment, this plan amendment shall not become effective until the Florida Department of Economic Opportunity or the Florida Administration Commission, respectively, issues a final order determining this plan amendment is in compliance. No development orders, development permits or land uses dependent on this plan amendment may be issued or commence before it has become effective or a final order of noncompliance is issued, this plan amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Economic Opportunity, Division of Community Development, 107 East Madison Street, Caldwell Building, First Floor, Tallahassee, Florida 32399-6508.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED ON FIRST READING, this 13<sup>th</sup> day of June 2023.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the City Commission on final reading this 11<sup>th</sup> day of July 2023.

Attest:

TOWN COUNCIL OF THE TOWN  
OF WHITE PRINGS, FLORIDA

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Audre' Ruise  
City Clerk

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Anita Rivers  
Mayor



October 11, 2022

Town of White Springs  
10363 Bridge Street  
White Springs, FL 32096

Re: Petition for Zoning Change  
Parcel C – 15.33 Acres (Hamilton County Tax Parcel ID # 8031-000 and portions of # 8006-000 and 8009-000)

Dear Mayor and Town Council,

Please accept this letter as our official Petition for Zoning Change for 15.33 acres labeled as Parcel C (Hamilton County Tax Parcel ID # 8031-000 and portions of # 8006-000 and 8009-000) as shown on the attached survey with legal description. The details of the requested change are listed below:

**Subject Property:**

15.33 acres (Parcel C) - Legal Description:

A tract of land in Section 1 and 12, Township 2 South, Range 15 East, Hamilton County, Florida, being more particularly described as follows: COMMENCE at the NW corner of Government Lot 1 of said Section 12; thence run North 88°37'37" East, a distance of 15.00 feet to a point on the East right-of-way line of Jackson Street, a county graded road; thence North 00°37'02" West along said East right-of-way line of Jackson Street, a distance of 2312.02 feet to the Southwesterly right of way line of U.S. Highway 41; thence South 49°17'45" East along said Southwesterly right of way line, a distance of 951.16 feet; thence South 40°43'56" West, a distance of 110.24 feet; thence South 49°13'46" East, a distance of 175.26 feet; thence South 09°59'26" East, a distance of 136.37 feet; thence South 01°21'12" East, a distance of 499.84 feet to the POINT OF BEGINNING; thence North 87°33'31" East, a distance of 452.29 feet to the West right of way line of U.S. Highway 41; thence South 01°16'32" East, along said West right of way line of U.S. Highway 41, a distance of 1231.14 feet to a point of curvature of a curve concave to the West, having a radius of 22885.30 feet and a central angle of 00°38'21"; thence Southerly along said curve and right of way an arc distance of 255.31 feet, said arc having a chord bearing of South 00°47'45" East and a chord distance of 255.31 feet; thence South 88°43'58" West, a distance of 447.00 feet; thence North 01°23'39" West, a distance of 1477.18 feet to the POINT OF BEGINNING. Containing 15.33 acres more or less.

**Current Zoning:**

Agricultural

**Requested Zoning:**

Commercial General

**Current Future Land Use Map Designation:**

Agricultural

**Requested Future Land Use Map Designation:**  
Commercial

**Property Owner:**

BBL Management Services, Inc.  
P.O. Box 3823  
Lake City, FL 32096

**Authorized Agent:**

North Florida Professional Services, Inc.  
1450 SW State Road 47  
Lake City, FL 32024

We are respectfully requesting your prompt attention to this petition. Should you need additional information, please contact Megan Carter at [mcarter@nfps.net](mailto:mcarter@nfps.net) or 386-365-3034.

Sincerely,



Megan Carter  
Authorized Agent

cc: Joel Foreman, Attorney

Attachments:

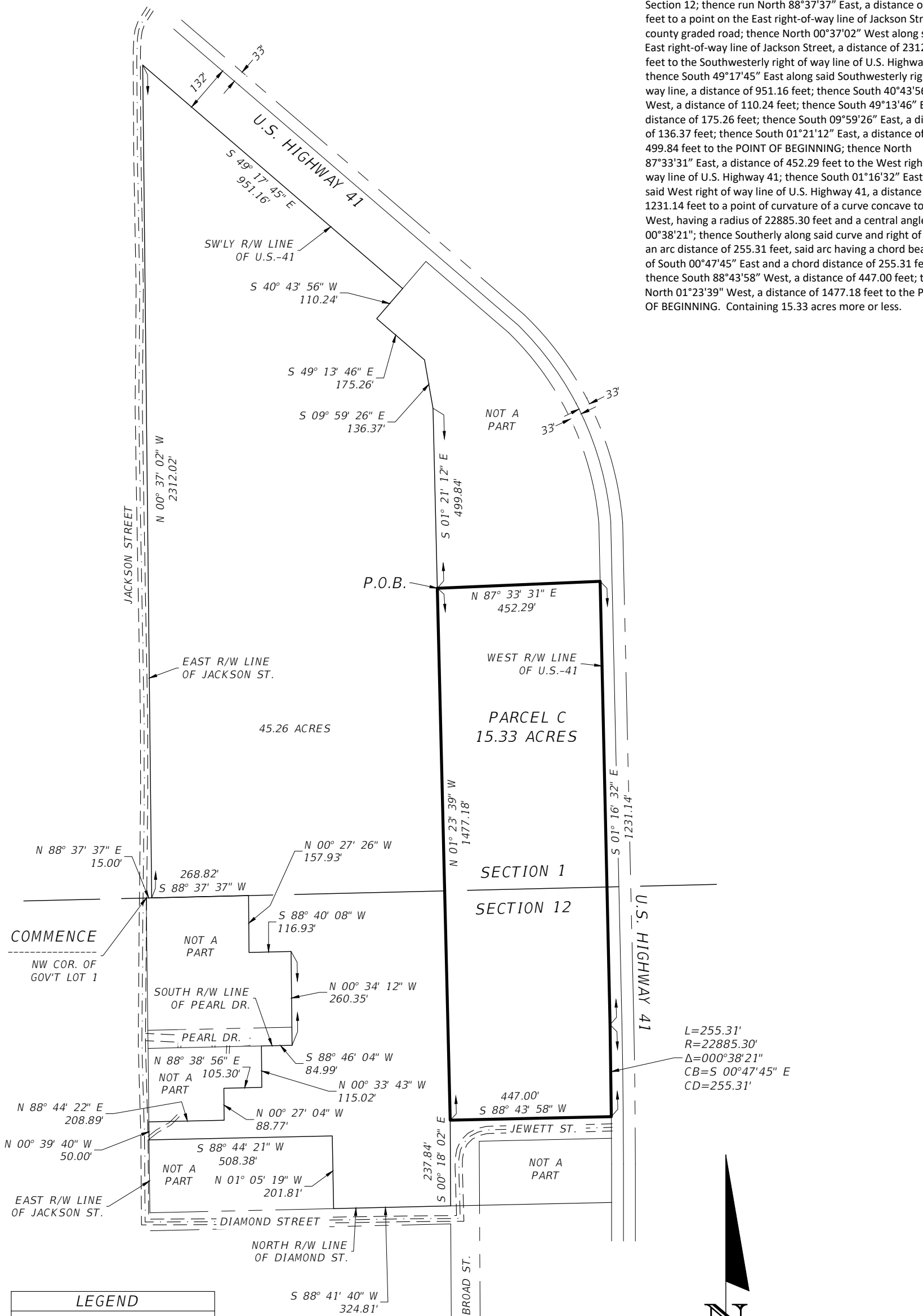
1. Sketch of Description, Parcel C (survey)
2. Agent Authorization Letter

# SKETCH OF PARCEL C, 15.33 ACRES IN SECTION 1 TOWNSHIP 2 SOUTH, RANGE 15 EAST HAMILTON COUNTY, FLORIDA

## DESCRIPTION:

A tract of land in Section 1 and 12, Township 2 South, Range 15 East, Hamilton County, Florida, being more particularly described as follows:

COMMENCE at the NW corner of Government Lot 1 of said Section 12; thence run North 88°37'37" East, a distance of 15.00 feet to a point on the East right-of-way line of Jackson Street, a county graded road; thence North 00°37'02" West along said East right-of-way line of Jackson Street, a distance of 2312.02 feet to the Southwesterly right of way line of U.S. Highway 41; thence South 49°17'45" East along said Southwesterly right of way line, a distance of 951.16 feet; thence South 40°43'56" West, a distance of 110.24 feet; thence South 49°13'46" East, a distance of 175.26 feet; thence South 09°59'26" East, a distance of 136.37 feet; thence South 01°21'12" East, a distance of 499.84 feet to the POINT OF BEGINNING; thence North 87°33'31" East, a distance of 452.29 feet to the West right of way line of U.S. Highway 41; thence South 01°16'32" East, along said West right of way line of U.S. Highway 41, a distance of 1231.14 feet to a point of curvature of a curve concave to the West, having a radius of 22885.30 feet and a central angle of 00°38'21"; thence Southerly along said curve and right of way an arc distance of 255.31 feet, said arc having a chord bearing of South 00°47'45" East and a chord distance of 255.31 feet; thence South 88°43'58" West, a distance of 447.00 feet; thence North 01°23'39" West, a distance of 1477.18 feet to the POINT OF BEGINNING. Containing 15.33 acres more or less.



LEGEND	
R/W=	RIGHT-OF-WAY
GOV'T=	GOVERNMENT
SW'LY=	SOUTHWESTERLY
CL=	CENTER LINE
LB=	LICENSED BUSINESS
P.O.B.=	POINT OF BEGINNING
Δ=	DELTA ANGLE, CENTRAL ANGLE
R=	RADIUS OF CURVE
L=	LENGTH OF CURVE
CB=	CHORD BEARING
CD=	CHORD DISTANCE
COR.=	CORNER

DATE	REVISIONS	DESCRIPTION

NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 WWW.NFPS.NET LIC NO. LB88356		JOB NO. L211115NFP CA# 29011	SHEET NO. 1
NORTH FLORIDA PROFESSIONAL SERVICES, INC. 2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET LIC NO. LB88356		NORTH FLORIDA PROFESSIONAL SERVICES	X:\2021\1211115NFP\H.CADD\SURVRD_LAND_DIVISION_01.dwg 15.33 ACRES 9/29/2022 3:26:12 PM Alice Geiger



## Agent Authorization Letter

October 10, 2022

To whom it may concern,

This letter shall authorize Megan Carter, or her designee, of the firm North Florida Professional Services, Inc., to act as agent for BBL Management Services, Inc., with regards to any and all land use and zoning actions for the following properties located in White Springs, Florida:

Parcel ID # 8006-005

Parcel ID # 8006-000

Parcel ID # 8009-000

Parcel ID # 8031-000

Thank you for your attention to these matters.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Bishop, Jr.", with a stylized flourish at the end.

Robert P. Bishop, Jr.

President

BBL Management Services, Inc.

2

BSG:lss  
8789.01-21-070  
12/14/2021

REC. \$ 35.50  
DOC. \$1159.20  
INT. 6  
INDEX 1  
CONSIDERATION \$165,585.30

This instrument prepared by  
Bonnie S. Green  
Darby Peele & Green, PLLC  
Attorney at Law  
1241 South Marion Avenue  
Lake City, Florida 32025

Inst: 202124003563 Date: 12/27/2021 Time: 11:44AM  
Page 1 of 4 B: 883 P: 352, W. Greg Godwin, Clerk of Court Hamil  
County, By: VH  
Deputy ClerkDoc Stamp-Deed: 1159.20

WARRANTY DEED

THIS WARRANTY DEED made this 26<sup>th</sup> day of December, 2021, by  
CAMP, ET. AL., LTD., a Florida limited partnership, whose mailing address is 3803  
Halisport Lane, Kennesaw, Georgia 30152, hereinafter called the Grantor, to BBL  
MANAGEMENT SERVICES, INC., a Florida corporation, whose mailing address is Post  
Office Box 467, Lake City, Florida 32025, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)  
DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged,  
hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the  
Grantee, all that certain land situate in Hamilton County, Florida, viz:

A tract of land in Section 1 and 12, Township 2 South, Range 15 East, Hamilton  
County, Florida, being more particularly described as follows:

COMMENCE at the NW corner of Government Lot 1 of said Section 12; thence run  
North 88°37'37" East, a distance of 15.00 feet to a point on the East right-of-way  
line of Jackson Street, a county graded road, said point being the POINT OF  
BEGINNING; thence North 00°37'02" East along said East right-of-way line of  
Jackson Street, a distance of 2312.02 feet to the Southwesterly right of way line of

U.S. Highway 41; thence South 49°17'45" East along said Southwesterly right of way line, a distance of 951.16 feet; thence South 40°43'56" West, a distance of 110.24 feet; thence South 49°13'46" East, a distance of 175.26 feet; thence South 09°59'26" East, a distance of 136.37 feet; thence South 01°21'12" East, a distance of 499.84 feet; thence North 87°33'31" East, a distance of 452.29 feet to the West right of way line of U.S. Highway 41; thence South 01°16'32" East, along said West right of way line of U.S. Highway 41, a distance of 1231.14 feet to a point of curvature of a curve concave to the West, having a radius of 22885.30 feet and a central angle of 00°38'21"; thence Southerly along said curve and right of way an arc distance of 255.31 feet, said arc having a chord bearing of South 00°47'45" East and a chord distance of 255.31 feet; thence South 88°43'58" West, a distance of 447.00 feet; thence South 00°18'02" East, a distance of 237.84 feet to a concrete monument on the North right of way line of Diamond Street; thence South 88°41'40" West, along said North right of way line of Diamond Street, a distance of 324.81 feet; thence North 01°05'19" West, a distance of 201.81 feet; thence South 88°44'21" West, a distance of 508.38 feet to a point on the East right of way line of Jackson Street; thence North 00°39'40" West, along said East right of way line of Jackson Street, a distance of 50.00 feet; thence North 88°44'22" East, a distance of 208.89 feet; thence North 00°27'04" West, a distance of 88.77 feet; thence North 88°38'56" East, a distance of 105.30 feet; thence North 00°33'43" West, a distance of 115.02 feet to the South right of way line of Pearl Drive; thence North 88°46'04" East along said South right of way line of Pearl Drive, a distance of 84.99 feet; thence North 00°34'12" West, a distance of 260.35 feet; thence South 88°40'08" West, a distance of 116.93 feet; thence North 00°27'26" West, a distance of 157.93 feet; thence South 88°37'37" West, a distance of 268.82 feet to the POINT OF BEGINNING. Containing 60.58 acres more or less.

Parcel Numbers: 8006-005; 8031-000; 8009-000; 8006-000

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

CAMP, ET. AL., LTD.

By: CAMPVILLE, LLC  
Its: General Partner

Tiffany Cook  
Witness  
Tiffany Cook  
(Print/type name)

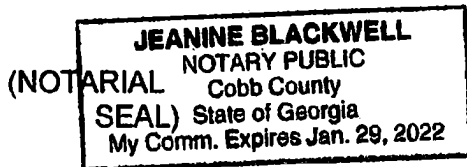
By: Bette C. Conine  
BETTE C. CONINE  
Manager

Jeanne Blackwell  
Witness  
Jeanne Blackwell  
(Print/type name)

STATE OF GEORGIA

COUNTY OF COBB

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 20<sup>th</sup> day of December, 2021, by BETTE C. CONINE, as Manager of CAMPVILLE, LLC, for and on behalf of said Company, which is the General Partner of CAMP, ET. AL., LTD, a Florida limited partnership, who is personally known to me or produced GA Driver's License as identification.



Jeanine Blackwell  
Notary Public, State of Georgia  
Jeanine Blackwell

My Commission Expires: Jan 29, 2022



[Print Bill](#)

**Notice Of AD Valorem Taxes & Non-AD Valorem Assessments**

**Bill # R 1249400 2022**

**R 8006-000**

**REAL ESTATE TAX/NOTICE RECEIPT FOR HAMILTON COUNTY**

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.01000000	\$1,191.60
SCHOOL-RLE	.00316300	\$376.90
SCHOOL-DISC	.00249800	\$297.66
WHITE SPRINGS	.00600000	\$714.96
SUWAN RIV WATER	.00033680	\$40.13
<b>TOTAL AD-VALOREM:</b>		<b>\$2,621.25</b>

**BBL MANAGEMENT SERVICES INC  
P O BOX 3823  
LAKE CITY , FL 32025**

0.000 ACRES  
1 2S 15E 3-7 SE/4 OF SE/4 EX  
C LOT 20 & 21 BLK 11 FORMER SU  
B KNOWN AS SPRINGVILLE HTS & L  
ESS R/W LESS ORB 450-54 ORB 5

**NON-AD VALOREM ASSESSMENTS**

TAXING AUTHORITY	TAX AMOUNT
<b>TOTAL NON-AD VALOREM:</b>	<b>\$0.00</b>

**COMBINED TAXES & ASMTS: \$2,621.25**  
**DISCOUNT: \$0.00**  
**UNPAID BALANCE: \$0.00**

FAIR MKT VALUE	\$119,160.00	DIST	3
ASSESS	\$119,160.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$119,160.00		

**\*\* PAID \*\***

**Exemptions:**

**Property Address:  
10250 JACKSON ST WHITE SPRINGS 32096**

**Last Payment:** 12/22/2022 **Receipt Number:** 7430  
**Amount Collected:** \$2,542.61 **Discount Amount:** \$0.00

**Tax Roll Property Summary**

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
8006000	R	2022	\$2,621.25	\$0.00	12/22/2022	\$2,542.61	\$0.00
8006000	R	2021	\$295.05	\$0.00	11/8/2021	\$283.25	\$0.00
8006000	R	2020	\$279.16	\$0.00	11/10/2020	\$267.99	\$0.00
8006000	R	2019	\$279.81	\$0.00	11/8/2019	\$268.62	\$0.00
8006000	R	2018	\$279.08	\$0.00	11/13/2018	\$267.92	\$0.00
8006000	R	2017	\$279.22	\$0.00	11/7/2017	\$268.05	\$0.00
8006000	R	2016	\$262.33	\$0.00	11/7/2016	\$251.84	\$0.00
8006000	R	2015	\$227.81	\$0.00	11/9/2015	\$218.70	\$0.00
8006000	R	2014	\$227.78	\$0.00	11/17/2014	\$218.67	\$0.00



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**Notice Of AD Valorem Taxes & Non-AD Valorem Assessments**  
**Bill # R 1251200 2022** **R 8009-000**  
**REAL ESTATE TAX/NOTICE RECEIPT FOR HAMILTON COUNTY**

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.01000000	\$345.24
SCHOOL-RLE	.00316300	\$109.20
SCHOOL-DISC	.00249800	\$86.24
WHITE SPRINGS	.00600000	\$207.14
SUWAN RIV WATER	.00033680	\$11.63
<b>TOTAL AD-VALOREM:</b>		<b>\$759.45</b>

**BBL MANAGEMENT SERVICES INC**  
**P O BOX 467**  
**LAKE CITY , FL 32025**

9.590 ACRES  
 12 2S 15E 3-10 10 A IN N/2  
 OF GOVT LOT 1 IN ORB 82-101 E  
 NCOMPASSING W/2 OF BLK 1 & LOT  
 1 OF BLK 2 & ALL BLK 8 & LOTS

NON-AD VALOREM ASSESSMENTS		
TAXING AUTHORITY		TAX AMOUNT
<b>TOTAL NON-AD VALOREM:</b>		<b>\$0.00</b>
<b>COMBINED TAXES &amp; ASMTS:</b>		<b>\$759.45</b>
<b>DISCOUNT:</b>		<b>\$0.00</b>
<b>UNPAID BALANCE:</b>		<b>\$0.00</b>

FAIR MKT VALUE	\$34,524.00	DIST	3
ASSESS	\$34,524.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$34,524.00		

**Exemptions:**

**Property Address:**

**\*\* PAID \*\***

**Last Payment:** 12/22/2022 **Receipt Number:** 7429  
**Amount Collected:** \$736.67 **Discount Amount:** \$0.00

**Tax Roll Property Summary**

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
8009000	R	2022	\$759.45	\$0.00	12/22/2022	\$736.67	\$0.00
8009000	R	2021	\$48.11	\$0.00	11/8/2021	\$46.19	\$0.00
8009000	R	2020	\$45.51	\$0.00	11/10/2020	\$43.69	\$0.00
8009000	R	2019	\$45.70	\$0.00	11/8/2019	\$43.87	\$0.00
8009000	R	2018	\$45.72	\$0.00	11/13/2018	\$43.89	\$0.00
8009000	R	2017	\$45.77	\$0.00	11/7/2017	\$43.94	\$0.00
8009000	R	2016	\$43.30	\$0.00	11/7/2016	\$41.57	\$0.00
8009000	R	2015	\$38.56	\$0.00	11/9/2015	\$37.02	\$0.00
8009000	R	2014	\$38.56	\$0.00	11/17/2014	\$37.02	\$0.00



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**Notice Of AD Valorem Taxes & Non-AD Valorem Assessments**

**Bill # R 1254300 2022**

**R 8031-000**

**REAL ESTATE TAX/NOTICE RECEIPT FOR HAMILTON COUNTY**

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.01000000	\$86.40
SCHOOL-RLE	.00316300	\$27.33
SCHOOL-DISC	.00249800	\$21.58
WHITE SPRINGS	.00600000	\$51.84
SUWAN RIV WATER	.00033680	\$2.91
<b>TOTAL AD-VALOREM:</b>		<b>\$190.06</b>

**BBL MANAGEMENT SERVICES INC  
P O BOX 3823  
LAKE CITY , FL 32025**

2.400 ACRES  
12 2S 15E 3-32 PARCEL #2 DES  
C IN ORB 149-911 ORB 150-118 O  
RB 542-293 LESS ORB 686-10 OR  
B 883-348 ORB 883-352 RENEAU S

**NON-AD VALOREM ASSESSMENTS**

TAXING AUTHORITY	TAX AMOUNT
<b>TOTAL NON-AD VALOREM:</b>	<b>\$0.00</b>

**COMBINED TAXES & ASMTS: \$190.06**  
**DISCOUNT: \$0.00**  
**UNPAID BALANCE: \$0.00**

FAIR MKT VALUE	\$8,640.00	DIST	3
ASSESS	\$8,640.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$8,640.00		

**\*\* PAID \*\***

**Exemptions:**

**Property Address:**

**Last Payment:** 12/22/2022 **Receipt Number:** 7432  
**Amount Collected:** \$184.36 **Discount Amount:** \$0.00

**Tax Roll Property Summary**

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
8031000	R	2022	\$190.06	\$0.00	12/22/2022	\$184.36	\$0.00
8031000	R	2021	\$19.96	\$0.00	11/8/2021	\$19.16	\$0.00
8031000	R	2020	\$18.88	\$0.00	11/10/2020	\$18.12	\$0.00
8031000	R	2019	\$18.91	\$0.00	11/8/2019	\$18.15	\$0.00
8031000	R	2018	\$18.80	\$0.00	11/13/2018	\$18.05	\$0.00
8031000	R	2017	\$18.86	\$0.00	11/7/2017	\$18.11	\$0.00
8031000	R	2016	\$17.77	\$0.00	11/7/2016	\$17.06	\$0.00
8031000	R	2015	\$15.25	\$0.00	11/9/2015	\$14.64	\$0.00
8031000	R	2014	\$15.26	\$0.00	11/17/2014	\$14.65	\$0.00



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# NFPS



PO BOX 3823  
LAKE CITY, FL 32056



PHONE (386) 752-4675  
FAX (386) 752-4674



[www.nfps.net](http://www.nfps.net)

## DATA ANALYSIS AND CONCURRENCY REPORT

CPA 2023-03 & Z 2023-03  
Application for Amendment to the  
Town of White Springs Comprehensive Plan  
Future Land Use Map and Official Zoning  
Atlas of the Land Development Regulations

Prepared for:

BBL Management Services, Inc.,  
Gregory G. Bailey, P.E., and  
Robert Phil Bishop, Jr., P.E.

Prepared by:



Brandon M. Stubbs, Senior Planner  
North Florida Professional Services, Inc.



## General Project Information

**SUBJECT:** A request for a Small Scale Amendment to the Future Land Use Map ("FLUM") of the Comprehensive Plan from AGRICULTURE to COMMERCIAL and an amendment to the Official Zoning Atlas of the Land Development Regulations from AGRICULTURE ("AG") to COMMERCIAL, GENERAL ("CG") on an approximate 15.33-acre subject property.

**APPLICANT/AGENT:** Brandon M. Stubbs, Senior Planner for North Florida Professional Services, Inc.

**PROPERTY OWNER(S):** BBL Management Service, Inc.

**LOCATION:** North of the White Springs Library, Osceola Street, and Stephen Foster Folk Culture State Park; South of U.S. Highway 41 and White Springs Hair Design; East of SE 164<sup>th</sup> Street, Jackson Pond, and Stephen Foster Drive; West of U.S. Highway 41, White Springs City Hall, and Single-Family Residential Subdivisions; Suwannee County, Florida.

**PARCEL ID NUMBER(S):** Tax Parcel Number 8031-000 and A Portion of Tax Parcel Numbers 8006-000 and 8009-000

**ACREAGE:** ±15.33-Acres

**EXISTING FLUM** Agriculture

**PROPOSED FLUM** Commercial

**EXISTING ZONING** Agriculture ("Ag")

**PROPOSED ZONING** Commercial, General ("CG")



## SUMMARY

The proposal is for two separate; yet, companion amendments and applications. The first amendment proposes to amend ±15.33-acres of the Future Land Use Map of the Comprehensive Plan from Agriculture to Commercial. The second, companion amendment proposes to amend ±15.33-acres of the Official Zoning Atlas of the Land Development Regulations from Agriculture (“Ag”) to Commercial, General (“CG”). The subject property is currently vacant.

### Existing FLUM of Subject Property

The Agriculture FLUM Designation is described as follows in Policy I.1.2 of the Future Land Use Element of the Comprehensive Plan:

*“Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, group homes, child care centers, home occupations, private clubs and lodges, off-site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.*

*Agricultural density shall be limited to less than or equal to 1.0 dwelling unit per acre.”*

### Proposed FLUM of Subject Property

The Commercial FLUM Designation is described as follows in Policy I.1.2.5 of the Future Land Use Element of the Comprehensive Plan:

*“Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.*

*Commercial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.”*

## SURROUNDING USES

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	U.S. Highway 41/White Springs Hair Design	Commercial	Commercial, General (“CG”)
South	Osceola Street/White Springs Library/Stephen Foster Folk Culture State Park	Residential, Low Density/Commercial/Public	Residential, Single Family-1 (“RSF-1”)/Commercial, General (“CG”)
East	U.S. Highway 41/White Springs City Hall/Single Family Residential	Commercial/Residential, Moderate Density	Commercial, Neighborhood (“CN”)/Residential Single Family-2 (“RSF”-2)
West	SE 164 <sup>th</sup> Street/Jackson Pond/Stephen Foster Drive	Residential Low Density/Agriculture	Residential, Single Family-1 (“RSF-1”)/Agriculture (“AG”)

Map 1. Vicinity Map



## CONSISTENCY WITH THE COMPREHENSIVE PLAN

If approved, the applicant proposes to apply for a zoning designation that is consistent with the proposed underlying Future Land Use Map (“FLUM”) Designation. Below is a chart of the existing and proposed FLUM Designation and the proposed corresponding zoning designation consistent with said proposed FLUM Designation.

Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

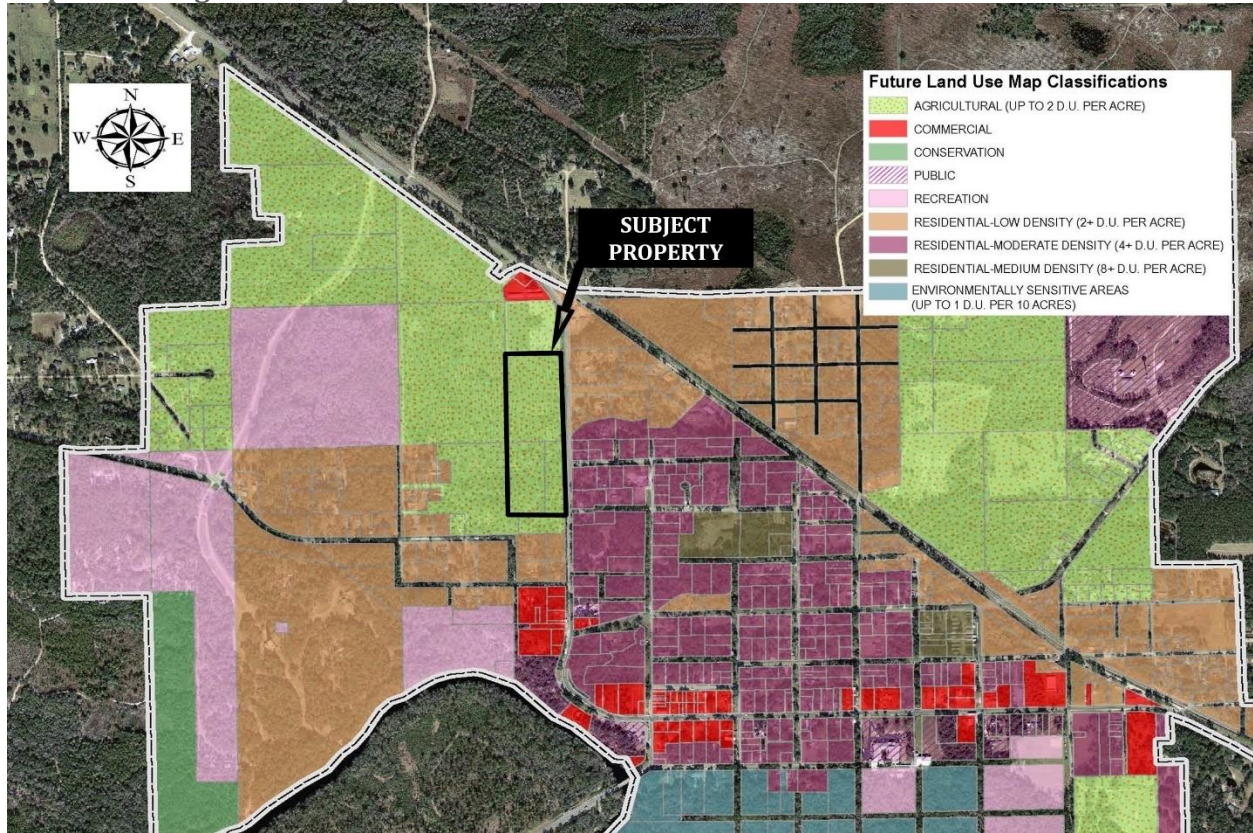
Existing FLUM Designation	Proposed FLUM Designation	Proposed Zoning Designation	Consistent
Agriculture	Commercial	Commercial, General (“CG”)	✓

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Future Land Use Map Amendment to the Comprehensive Plan:

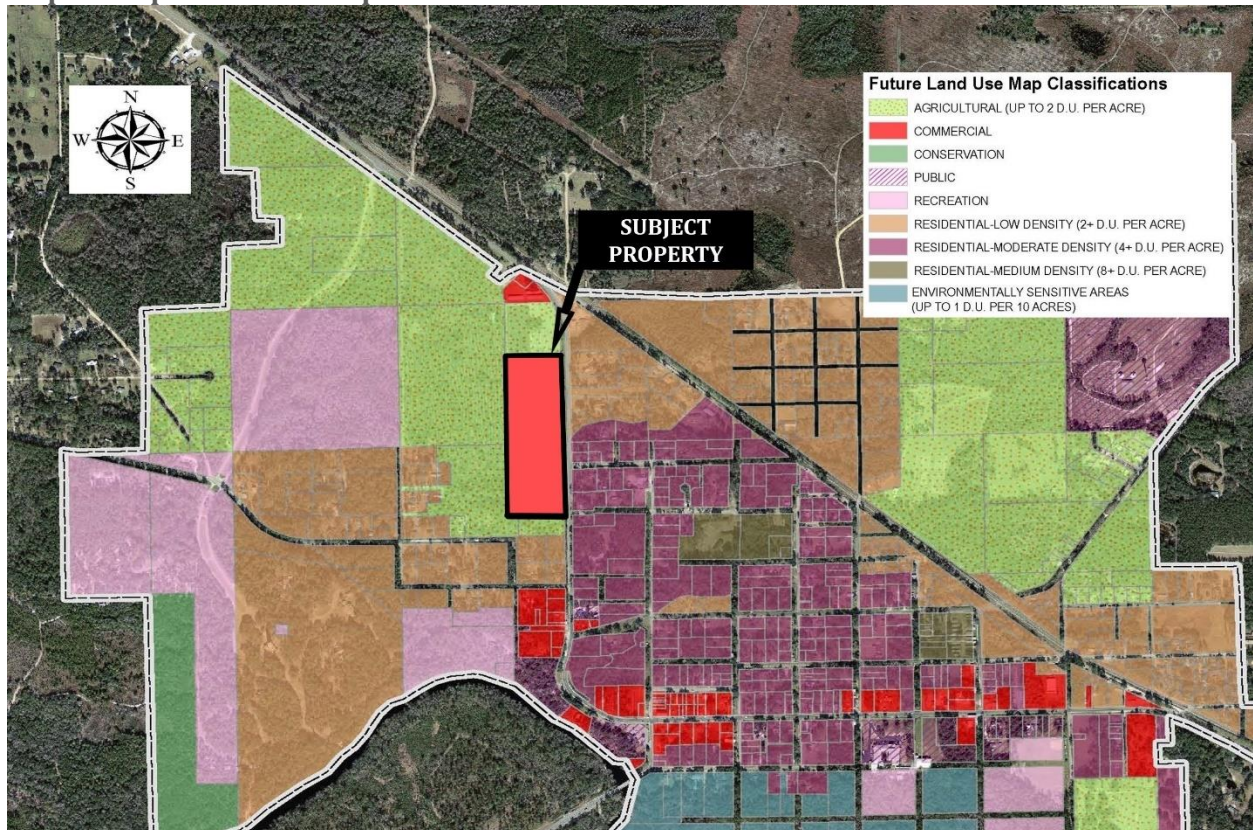
- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, & Natural Groundwater Aquifer Recharge Element
- Capital Improvements Element

An analysis of Section 16.2.2 of the Land Development Regulations along with a Comprehensive Plan Consistency Analysis have been submitted as an accessory document to this report. According to the analysis, this application is consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

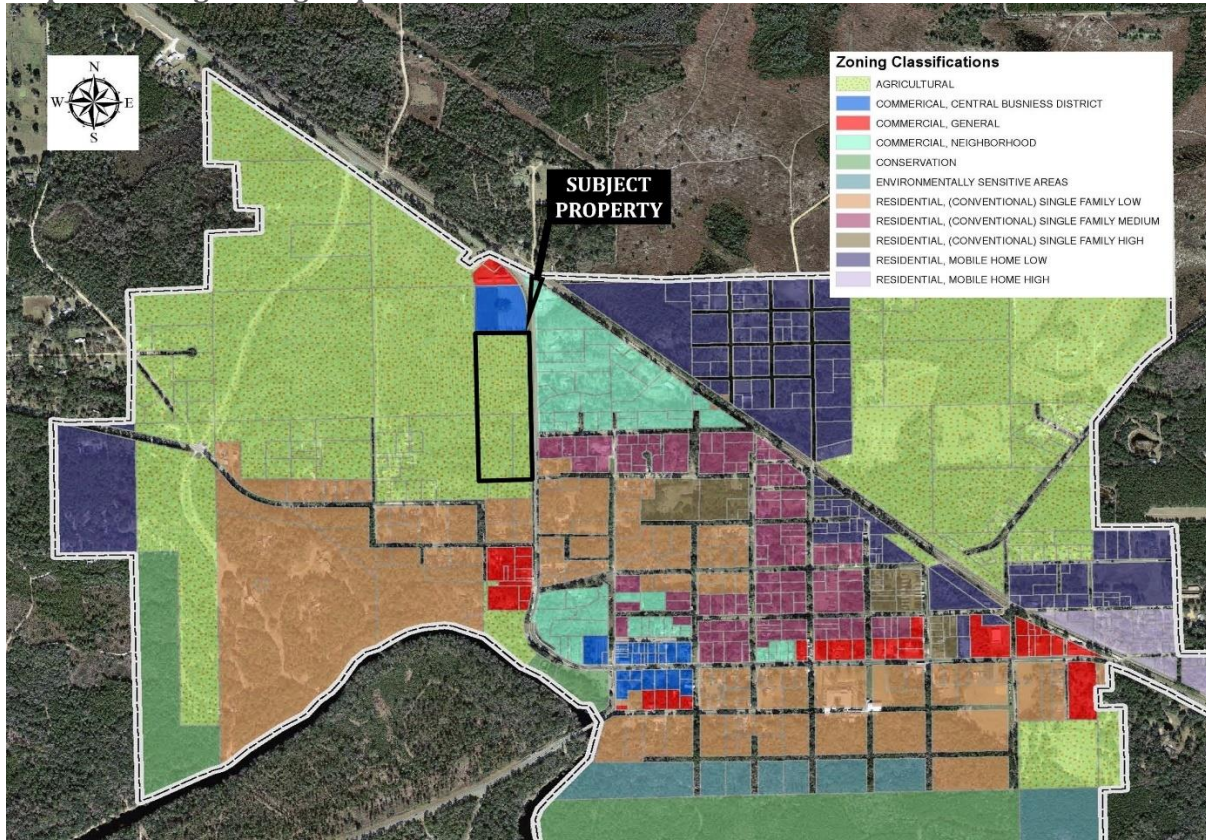
Map 2. Existing FLUM Map



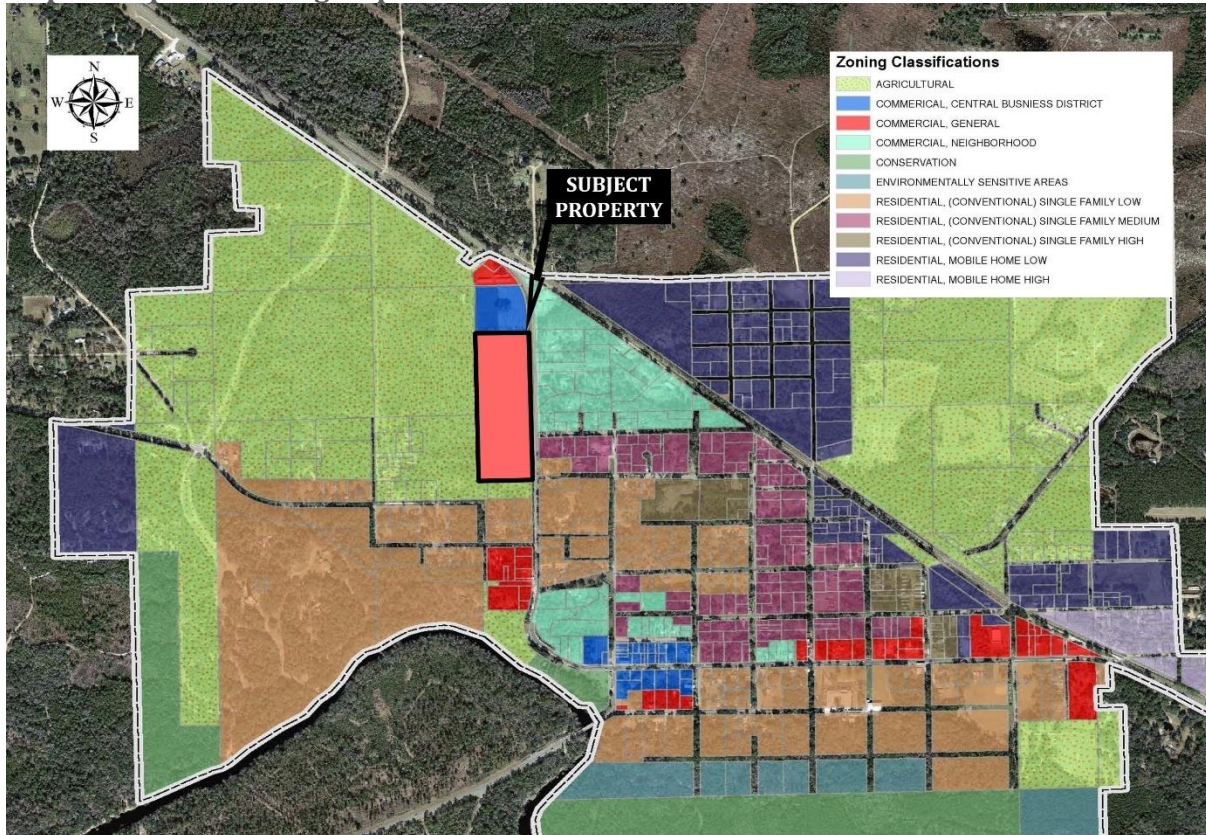
Map 3. Proposed FLUM Map



Map 4. Existing Zoning Map



Map 5. Proposed Zoning Map





## FLUM DESIGNATION COMPARISON

	Existing Designation	Proposed Designation
<b>Land Use District:</b>	Agriculture	Commercial
<b>Max. Gross Density:</b>	One (1) Dwelling Unit Per Five (5) Acres	N/A
<b>Floor Area Ratio:</b>	1.0	1.0

## ENVIRONMENTAL CONDITIONS ANALYSIS

### Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are no wetlands located on the subject property.

Evaluation: Given the subject property contains no wetlands, there are no issues related to wetland protection.

### Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Suwannee County, Florida, dated December 2006. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are three (3) soil type found on the subject property:

- 1) Albany Fine Sand Soils (0 to 5 percent slopes) are nearly level to gently sloping somewhat poorly drained soils of the coastal plain with sandy and loamy sand layer over sandy loam and sandy clay loam subsoils. Albany Fine Sand Soils (0 to 5 percent slopes) have slight limitations for building site development and slight limitations for septic tank absorption fields.
- 2) Mascotte Sand Soils are poorly draining, nearly level soils of the southern coastal plain and Atlantic coast flatwoods with fine sandy layers underlain by loamy materials. Mascotte Sand Soils have severe limitations for building site development and severe limitations for septic tank absorption fields.
- 3) Worthington Loamy Sands are somewhat poorly drained soils that occur on nearly level to moderately steep areas adjacent to drainageways and stream flood plains with loamy fine sand and fine sand over loamy fine sand, sandy clay loam, sandy clay, and clay subsoils. Worthington Loamy Sands have severe limitations for building site development and severe limitations for septic tank absorption fields.

Evaluation: The soil types found on the subject property are Albany Fine Sands, Mascotte Sands, and Worthington Loamy Sands. Albany Fine Sands make up a majority of the subject property and pose slight limitations for building development and slight limitations for septic tank absorption field. During the site and development plan process, the applicant will have to accommodate for soil types and stormwater. Further, any development shall be required to connect to the Community Potable Water System. At this time, there are no issues related to soil suitability.

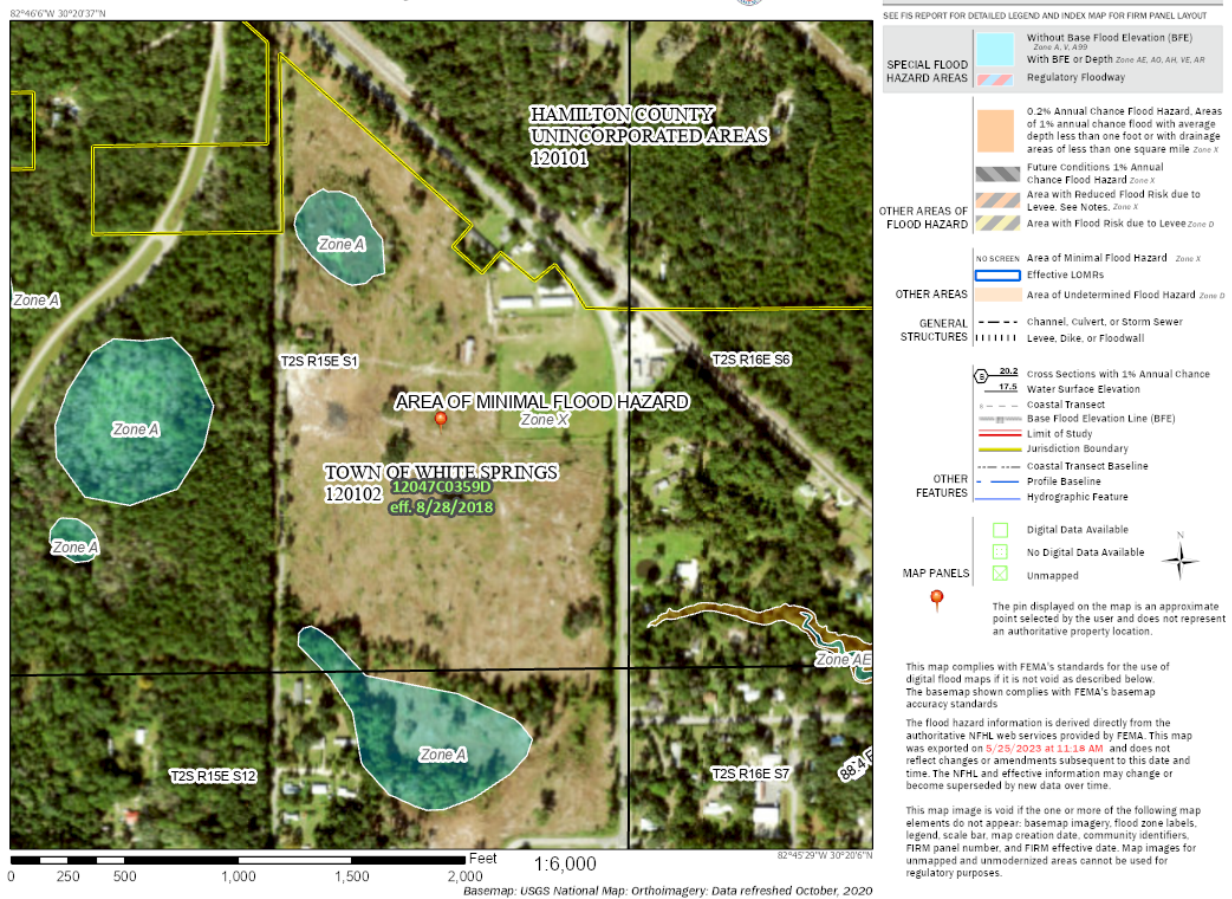
## Flood Potential

Panel 0359D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated August 28, 2018, indicates that the subject property is in Flood Zone "A" (area inundated by the annual one-percent chance of flood) and Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property has two small areas of ponding that are located within Flood Zone "A" and subject to the annual one percent chance of flood. These areas will remain undisturbed and preserved. Therefore, there is no concern of flooding on the subject property.

Map 6. FEMA FIRM Map

### National Flood Hazard Layer FIRMette







## Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District, the subject property is not located within a stream to sink area.

Evaluation: Sections 7.2.1 and 14.13.4 of the Town of White Springs LDRs regulates Stream to Sink watershed areas. At this time, there is no concern related to Stream to Sink Watersheds.

## Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain any minerals.

Evaluation: There are no issues related to minerals.

## Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 1998, there are no known historic resources located on the subject property.

Evaluation: There are no issues related to historic Resources.

## Aquifer Vulnerability

According to the Prime Natural Groundwater Aquifer Recharge Areas Map 2019, prepared by the Suwannee River Water Management District, dated 2000, the subject property is not located in a high Groundwater Aquifer Recharge area.

Evaluation: Given the subject property is not located in a High Groundwater Aquifer Recharge Area, there is no issue related to aquifer vulnerability. During the engineering and site planning phase, special consideration will be given to the design of the site to accommodate any sensitivity to the aquifer vulnerability.

## Vegetative Communities/Wildlife

The subject property is located within an area not known as a vegetative community.

Evaluation: There are no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife. However, the subject property should be subject to an environmental impact assessment at the time of development.



## PUBLIC FACILITIES IMPACT

### Traffic Impact

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
1	U.S. 41 (from White Springs East Limits to White Springs North Limits)	2-U	Principal Arterial	Rural	C

<sup>1</sup> Source: City of Trenton Comprehensive Plan, Capital Improvements Element.

<sup>2</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, City of Trenton Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

**Table 4. Existing Trip Generation<sup>1</sup>**

Land Use	AADT <sup>2</sup>	PM Peak Hour <sup>3</sup>
Single Family Detached Housing <sup>1</sup> (ITE Code 210)	28	3
<b>Total</b>	<b>28</b>	<b>3</b>

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.

<sup>2</sup> Formula: AADT = ITE, 10<sup>th</sup> Edition - 9.44 Trip Per Dwelling Unit x 3 Dwelling Unit = 9.44 AADT

<sup>3</sup> Formulas: PM Peak = ITE, 10<sup>th</sup> Edition - 1.00 Trip Per Dwelling Unit x 3 Dwelling Unit = 3 PM Peak Trip

**Table 5. Proposed Trip Generation<sup>1</sup>**

Land Use	AADT <sup>2</sup>	PM Peak Hour <sup>3</sup>
Shopping Center <sup>1</sup> (ITE Code 820)	5,039	562
<b>Total</b>	<b>5,039</b>	<b>562</b>

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.

<sup>2</sup> Formula: AADT = ITE, 10<sup>th</sup> Edition - 37.75 Trips Per 1,000 Sq Ft x 133,500 Sq Ft = 6,304 AADT

<sup>3</sup> Formulas: PM Peak = ITE, 10<sup>th</sup> Edition - 4.21 Trip Per 1,000 Sq Ft x 133,500 Sq Ft = 562 PM Peak Trip

**Table 6. Net Increase Trip Generation<sup>1</sup>**

Land Use	AADT	PM Peak Hour
Shopping Center (ITE Code 820)	5,039	562
Single Family Detached Housing (ITE Code 210)	28	3
<b>Net Increase</b>	<b>5,011</b>	<b>559</b>

**Table 7. Projected Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	US 31 Segment #1 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	8,200
Existing Traffic <sup>3</sup>	2,400
Reserved Trips <sup>4</sup>	0
Available Capacity	5,800
<b>Projected Daily Trips</b>	<b>5,011</b>
<b>Residual Capacity</b>	<b>789</b>
PM Peak Hour Traffic Analysis	US 41 Segment #1 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	2,390
Existing Traffic <sup>3</sup>	228



Reserved Trips <sup>4</sup>	0
Available Capacity	2,162
Projected PM Peak Hour Trips	559
<b>Residual Capacity</b>	<b>1,603</b>
<small>1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, City of Trenton Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  2 Source: FDOT 2023 Multimodal Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Urbanized Areas.  3 Florida Department of Transportation, District II, Annual Average Daily Traffic Report.</small>	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

## Potable Water Impacts

The subject property is located within a community potable water system service area. The subject property will be served potable water via Town of White Springs Potable Water System. The Town of White Springs Potable Water System is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. Note: Calculations are based upon Chapter 62-6.008,F.S.

The existing density allows for one (1) dwelling unit per five (5) acres. The subject property is 15.33 acres; therefore, the existing intensity would allow for a total of three (3) dwelling units. An average dwelling unit utilizes approximately 129 Gallons Per Capita Per Day. The average household in the Town of White Springs has approximately 2.20 Person Per Household according to the 2020 U.S. Census.  $(129 \text{ GPD} \times 2.20 \text{ PPH}) \times 3 = 851 \text{ Gallons Per Day}$

The proposed intensity allows for approximately 133,500 sq ft of commercial floor area. An average Shopping Center utilizes approximately 0.1 gallons per sq ft per daily.  $(133,500 \text{ sq ft} \times 0.1 \text{ GPD}) = 13,350 \text{ Gallons Per Day}$

Net Increase:  $13,350 \text{ GPD} - 851 \text{ GPD} = 12,499 \text{ GPD}$

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

## Sanitary Sewer Impacts

The subject property is located within a community centralized sanitary sewer system service area. The subject property will be served sanitary sewer via Town of White Springs Sanitary Sewer System. The Town of White Springs Sanitary Sewer System is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan. Note: Calculations are based upon Chapter 62-6.008,F.S.

The existing density allows for one (1) dwelling unit per five (5) acres. The subject property is 15.33 acres; therefore, the existing intensity would allow for a total of three (3) dwelling units. An average dwelling unit utilizes approximately 129 Gallons Per Capita Per Day. The average household in the Town of White Springs has approximately 2.20 Person Per Household according to the 2020 U.S. Census.  $(129 \text{ GPD} \times 2.20 \text{ PPH}) \times 3 = 851 \text{ Gallons Per Day}$



The proposed intensity allows for approximately 133,500 sq ft of commercial floor area. An average Shopping Center utilizes approximately 0.1 gallons per sq ft per daily.  $(133,500 \text{ sq ft} \times 0.1 \text{ GPD}) = 13,350 \text{ Gallons Per Day}$

Net Increase:  $13,350 \text{ GPD} - 851 \text{ GPD} = 12,499 \text{ GPD}$

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

## Solid Waste Impacts

Solid waste facilities for uses to be located on the site are provided at the sanitary landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The existing density allows for one (1) dwelling unit per five (5) acres. The subject property is 15.33 acres; therefore, the existing density would allow for a total of three (3) dwelling units. An average dwelling unit utilizes approximately 0.85 tons (1,700 lbs) per year per person. The average household in the Town of White Springs has approximately 2.20 Person Per Household according to the 2020 U.S. Census.  $[(1,700 \text{ Lbs Per Year Per Person} \times 2.20 \text{ PPH}) \times 3] / 365 = 30.74 \text{ pounds of solid waste generated per day.}$

The proposed intensity allows for 133,500 sq ft of Shopping Center floor area. An average shopping center utilizes approximately 2.5lb of solid waste per 100 sq ft of floor area per day.  $2.5\text{lbs} \times 1335.00 = 3,337.5 \text{ pounds of solid waste generated per day.}$

Net Increase:  $3,337.5 \text{ lbs per day} - 30.74 \text{ lbs per day} = 3,306.76 \text{ lbs per day}$

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

## Recreation Facilities

The proposed development is commercial in nature. Commercial land uses do not generate the need for additional recreational facilities; therefore, the proposed amendment is not anticipated to generate any negative impacts to recreation facilities. The development will have no negative impact to the Level of Service (LOS) of recreation facilities.

## Public School Facilities

The proposed development is commercial in nature. Commercial land uses do not generate the need for additional public school facilities; therefore, there will be no negative impacts to the Level of Service (LOS) of public school facilities.



## Analysis of Section 16.2.2 of the Land Development Regulations

1. Whether the proposed change would be in conformance with the Town's Comprehensive Plan and would have an adverse effect on the Town's Comprehensive Plan.

**Applicant's Response:** The subject property is surrounded by urban uses, including Residential, Medium Density land use to the east, Commercial land use to the north, Residential, Low Density and Commercial land uses to the south, and Residential, Low Density and Recreation to the west. The proposed land uses of Residential, Medium Density; Residential, High Density; and, Commercial are all comparable and compatible with the existing surrounding land use. Further, the proposed land uses will bridge the gap between those existing urban land uses and the existing Agriculture land use of the subject property. Currently, the existing land use of the subject property is incompatible with the surrounding urban land uses. Therefore, the proposed amendment to the Future Land Use Map of the Comprehensive Plan is not only more compatible than the existing land use, but it's also more logical and provides a better functional mix of uses.

Below is a list of Goals, Objectives, and Policies the proposed amendment is consistent with:

**OBJECTIVE I.1**      The Town shall upon adoption of this Objective, make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the Town.

**Policy I.1.1**        The Town's land development regulations shall limit the location of higher density residential, high intensity commercial and heavy industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity.

**Policy I.1.2**        Residential use classifications provide locations for dwelling units at low, moderate, medium, and high density within the Town as defined within this Comprehensive Plan. In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, childcare centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.

Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories.

Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre.

**Residential moderate density shall be limited to a density of less than or equal to 4.0 dwelling units per acre.**

**Residential medium density shall be limited to a density of less than or equal to 8.0 dwelling units per acre.**

**Residential high density shall be limited to a density of less than or equal to 20.0 dwelling units per acre.**

**Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.**

**Commercial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.**

**Policy I.1.3**

**The Town's future land use map shall allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial, and industrial land use categories).**

2. The existing land use pattern.

**Applicant's Response: As previously mentioned, the subject property is juxtaposed to existing lands uses and right-of-way corridor that are consistent and compatible with the proposed land use. The mix of commercial, high density residential, and medium residential density provides for a functional mix of land use and complementary uses while encouraging walkability, functionality, and cohesiveness.**

3. Possible creation of an isolated district unrelated to adjacent and nearby districts.

**Applicant's Response: The proposed land uses are Residential, High Density; Residential, Medium Density; and, Commercial. These land uses are consistent with the surrounding Commercial; Residential, Moderate Density; and, Residential, Low Density land uses. In fact, the proposed amendment does not create an isolated, unrelated land use district; rather, complements and removes an isolated pocket of Agricultural land use that is inconsistent with the adjacent and surrounding uses.**

4. Whether The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

**Applicant's Response: The proposed amendment would reduce the tax load on the public by clustering density and intensity in a single cohesive area designed to support such uses.**

5. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

**Applicant's Response:** The existing land use designation is Agriculture. The Agriculture land use is actually illogically drawn in relation to existing conditions and adjacent land uses. The proposed amendment will provide a more logically drawn urban district boundary and fill in the gaps between existing urban uses. Therefore, the existing land use district boundaries are illogically drawn, and the proposed amendment will remedy the illogically drawn district boundaries.

6. Whether changed or changing conditions make the passage of the proposed amendment necessary.

**Applicant's Response:** The proposed amendment fills in the gap between existing urban land uses. Urban infill is always desired instead of urban sprawl. Further, urban infill will always be the first to develop when available. North Florida over the last several years has experienced an unusual level of growth. White Springs is no different. As the area grows, the demand for additional residential and commercial uses is necessary and warranted. The proposed amendment provides for the best planning solution to additional growth by placing the growth within a urban infill area and where existing utilities are provided to serve the proposed development.

7. Whether the proposed change will adversely influence living conditions in the neighborhood.

**Applicant's Response:** The proposed land uses and zonings designation are complimentary to the existing land uses and zoning designations. The proposed amendment is infill development which is always desirable. Further, the proposed amendment will help existing property values and positively influence the living conditions in the surrounding neighborhoods and properties. Anytime infill development takes place, it brings up the value of the surrounding neighborhoods and increases the living conditions for individuals within the surrounding neighborhoods.

8. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

**Applicant's Response:** The subject property is located along U.S. Highway 41, an arterial highway corridor. Urban land uses should be located adjacent to major roadway systems. Further, U.S. Highway 41 has ample capacity to support the proposed development. Therefore, the proposed development will not create or excessively increase traffic congestion or otherwise affect public safety.

9. Whether the proposed change will create a drainage problem.

**Applicant's Response:** The subject property is currently vacant. During the design and construction phase, the subject property will be development in accordance with the Suwannee River Water Management District Stormwater Management Standards; therefore, the proposed amendment will not create a drainage problem.

10. Whether the proposed change will seriously reduce light and air to adjacent areas.

**Applicant's Response:** The proposed amendment will have no adverse effect on light and air to the adjacent areas.

11. Whether the proposed change will adversely affect property values in the adjacent area.

**Applicant's Response:** As previously mentioned, the subject property is infill development. The nature of infill development creates better communities and helps revitalize existing developments; thus, increasing property values in the area where the redevelopment and infill takes place. Therefore, the proposed amendment will not adversely affect property values in the adjacent area.

12. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

**Applicant's Response:** The proposed amendment will encourage improvement and development of adjacent properties in accordance with existing regulations. The subject property is an infill area. By developing infill, it will cause adjacent and nearby areas to improve and develop new developments that meet the Land Development Regulations; thus, remove old nonconforming structures and uses.

13. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

**Applicant's Response:** The proposed amendment does not grant any special privileges to the owner as contrasted with the public welfare.

14. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

**Applicant's Response:** The existing zoning of the subject property is not compatible with the land uses and existing uses of adjacent properties. The existing land use is agriculture, and the surrounding zonings consist of Commercial, Moderate Density Residential, and Low Density Residential. The proposed amendment will place land use and zoning designations that are compatible with the surrounding land uses and zonings. Further, the subject property is infill development. Infill development should be where more intense land uses are permitted to keep the proliferation of urban sprawl.

15. Whether the change suggested is out of scale with the needs of the neighborhood or the Town.

**Applicant's Response:** The proposed amendments are not out of the scale of the needs of the immediate neighborhood, adjacent area, or Town as a whole. Rather, the proposed amendments are exactly what is needed within the immediate neighborhood, adjacent area, and the Town. The proposed development will provide much-needed housing for those who otherwise would not be able to afford the ever-increasing prices of single-family dwellings.

16. Whether it is impossible to find other adequate sites in the Town for the proposed use in districts already permitting such use.

**Applicant's Response:** The current market availability demands the development of multiple family dwellings and providing work-force housing. The proposed amendments area is designed to fill the gap between what is currently available in the existing and future market. Further, the proposed amendment is considered infill development should be encouraged as it locates land uses and development in areas designated for such uses and where existing infrastructure exists to support said development.





STATE OF FLORIDA,  
COUNTY OF: COLUMBIA COUNTY

Before the undersigned authority personally appeared Todd Wilson, who on oath says that he or she is Publisher of the Lake City Reporter, a newspaper published at Lake City in Columbia County, Florida; that the attached copy of advertisement, being a

in the matter of Legal Notice of Public Hearing

in the \_\_\_\_\_ Court, was published in said newspaper by print in the issues of \_\_\_\_\_

June 1, 2023

or by publication on the newspaper's website, if authorized, on June 1, 2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Sworn to and subscribed before me this 1 day of June, A.D. 2023, by Todd Wilson who is personally known to me.

(Signature of Notary Public)



KATHLEENA A. RIOTTO  
Commission # HH 282049  
Expires August 20, 2026

**NOTICE OF PUBLIC HEARING CONCERNING AN AMENDMENT TO THE TOWN OF WHITE SPRINGS COMPREHENSIVE PLAN**

BY THE TOWN COUNCIL OF THE TOWN OF WHITE SPRINGS, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF THE TOWN OF WHITE SPRINGS, FLORIDA, AND THE LOCAL PLANNING AGENCY OF THE TOWN OF WHITE SPRINGS, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Town of White Springs Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendment, as described below, will be heard by the Town Council of the Town of White Springs, Florida, serving as the Planning and Zoning Board of the Town of White Springs, Florida, and the Local Planning Agency of the Town of White Springs, Florida, at a public hearing on June 13, 2023 at 6:00 P.M., or as soon thereafter as the matter can be heard, in the Council Meeting Room, Town Hall located at 10363 Bridge Street, White Springs, Florida.

CPA 2023-01, an application by North Florida Professional Services, Inc., agent for BBL Management Services, Inc., owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use map classification from AGRICULTURE to RESIDENTIAL HIGH DENSITY for the property described, as follows:

A tract of land in Section 1 and 12, Township 2 South, Range 15 East, Hamilton County, Florida, being more particularly

described as follows: COMMENCE at the NW corner of Government Lot 1 of said Section 12; thence run North 88° 37'37" East, a distance of 15.00 feet to a point on the East right-of-way line of Jackson Street, a county graded road; thence North 00°37'02" West along said East right-of-way line of Jackson Street, a distance of 1601.23 feet to the POINT OF BEGINNING; thence continue North 00°37'02" West still along said East right-of-way line of Jackson Street, a distance of 710.79 feet to the Southwesterly right of way line of U.S. Highway 41; thence South 49° 17'45" East along said Southwesterly right of way line, a distance of 951.16 feet; thence South 40°43'56" West a distance of 110.24 feet; thence South 89°22'58" West, a distance of 641.51 feet to the POINT OF BEGINNING. Containing 6.44 acres, more or less.

A Portion of Tax Parcel Number 8006-005 CPA 2023-02, an application by North Florida Professional Services, Inc., agent for BBL Management Services, Inc., owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use map classification from AGRICULTURE to RESIDENTIAL MEDIUM DENSITY for the property described, as follows:

A tract of land in Section 1 and 12, Township 2 South, Range 15 East, Hamilton County, Florida, being more particularly described as follows: COMMENCE at the NW corner of Government Lot 1 of said Section 12; thence run North 88° 37'37" East, a distance of 15.00 feet to a point on the East right-of-way line of Jackson Street, a county graded road, said point being the POINT OF BEGINNING; thence North 00°37'02" West along said East right-of-way line of Jackson Street, a distance of 1601.23 feet; thence North 89°22'58" East, a distance of 641.51 feet; thence South 49°13'46" East, a distance of 175.26 feet; thence South 09°59'26" East, a distance of 136.37 feet; thence South 01°21'12" East, a distance of 499.84 feet; thence South 01°23'39" East, a distance of 1269.08 feet; thence South 90°00'00" West, a distance of 433.81 feet; thence North 00°34'12" West, a distance of 260.35 feet; thence South 88°40'08" West, a distance of 116.93 feet; thence

North 00°27'26" West, a distance of 157.93 feet; thence South 88°37'37" West, a distance of 268.82 feet to the POINT OF BEGINNING. Containing 33.75 acres, more or less.

A Portion of Tax Parcel Numbers 8006-000 and 8009-000 CPA 2023-03, an application by North Florida Professional Services, Inc., agent for BBL Management Services, Inc., owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use map classification from AGRICULTURE to COMMERCIAL for the property described, as follows:

A tract of land in Section 1 and 12, Township 2 South, Range 15 East, Hamilton County, Florida, being more particularly described as follows: COMMENCE at the NW corner of Government Lot 1 of said Section 12; thence run North 88° 37'37" East, a distance of 15.00 feet to a point on the East right-of-way line of Jackson Street, a county graded road; thence North 00°37'02" West along said East right-of-way line of Jackson Street, a distance of 2312.02 feet to the Southwesterly right of way line of U.S. Highway 41; thence South 49° 17'45" East along said Southwesterly right of way line, a distance of 951.16 feet; thence South 40°43'56" West, a distance of 110.24 feet; thence South 49°13'46" East, a distance of 175.26 feet; thence South 09°59'26" East, a distance of 136.37 feet; thence South 01°21'12" East, a distance of 499.84 feet to the POINT OF BEGINNING; thence North 87°33'31" East, a distance of 452.29 feet to the West right of way line of U.S. Highway 41; thence South 01° 16'32" East, along said West right of way line of U.S. Highway 41, a distance of 1231.14 feet to a point of curvature of a curve concave to the West, having a radius of 22885.30 feet and a central angle of 00° 38'21"; thence Southerly along said curve and right of way an arc distance of 255.31 feet, said arc having a chord bearing

of South 00°47'45" East and a chord distance of 255.31 feet; thence South 88°43'58" West, a distance of 447.00 feet; thence North 01°23'39" West, a distance of 1477.18 feet to the POINT OF BEGINNING. Containing 15.33 acres, more or less.

Tax Parcel Number 8031-000 and A Portion of Tax Parcel Number 8006-000

CPA 2023-04, an application by North Florida Professional Services, Inc., agent for BBL Management Services, Inc., owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use map classification from AGRICULTURE to RESIDENTIAL HIGH DENSITY for the property described, as follows:

A tract of land in Section 12, Township 2 South, Range 15 East, Hamilton County, Florida, being more particularly described as follows: COMMENCE at the NW corner of Government Lot 1 of said Section 12; thence run North 88° 37'37" East, a distance of 15.00 feet to a point on the East right-of-way line of Jackson Street, a county graded road; thence continue North 88°37'37" East, a distance of 268.82 feet; thence South 00°27'26" East, a distance of 157.93 feet; thence North 88°40'08" East, a distance of 116.93 feet; thence South 00°34'12" East, a distance of 260.35 feet to the POINT OF BEGINNING; thence North 90°00'00" East, a distance of 433.81 feet; thence South 01°23'39" East, a distance of 208.10 feet; thence South 00°18'02" East, a distance of 237.84 feet to a point on the North right of way line of Diamond Street; thence South 88°41'40" West, along said North right of way line of Diamond Street, a distance of 324.81 feet; thence North 01° 05'19" West, a distance of 201.81 feet; thence South 88° 44'21" West, a distance of 508.38 feet to a point on the East right of way line of Jackson Street; thence North 00° 39'40" West, along said East right of way line of Jackson Street, a distance of 50.00 feet; thence North 88°44'22" East, a distance of 208.89 feet; thence North 00°27'04" West, a distance of 88.77 feet; thence North 88°38'56" East, a distance of 105.30 feet; thence North 00°33'43" West, a distance of 115.02 feet to the South right of way line of Pearl Drive; thence North 88°46'04" East along said South right of way line of Pearl Drive, a dis-

tance of 84.99 feet to the POINT OF BEGINNING. Containing 5.07 acres, more or less.

A Portion of Tax Parcel Number 8009-000 The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no future notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the amendment.

Copies of the amendment are available for public inspection at the Office of the Land Use Administrator, located at 10363 Bridge Street, White Springs, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

764324  
June 1, 2023

Posted on  
6/1/23

# NOTICE OF PUBLIC HEARING

## CONCERNING AN AMENDMENT TO THE TOWN OF WHITE SPRINGS COMPREHENSIVE PLAN

BY THE TOWN COUNCIL OF THE TOWN OF WHITE SPRINGS, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF THE TOWN OF WHITE SPRINGS, FLORIDA, AND THE LOCAL PLANNING AGENCY OF THE TOWN OF WHITE SPRINGS, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Town of White Springs Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendment, as described below, will be heard by the Town Council of the Town of White Springs, Florida, serving as the Planning and Zoning Board of the Town of White Springs, Florida, and the Local Planning Agency of the Town of White Springs, Florida, at a public hearing on **June 13, 2023 at 6:00 P.M.**, or as soon thereafter as the matter can be heard, in the Council Meeting Room, Town Hall located at 10363 Bridge Street, White Springs, Florida.

**CPA 2023-03, an application by North Florida Professional Services, Inc., agent for BBL Management Services, Inc., owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use map classification from AGRICULTURE to COMMERCIAL; and,**

**Z 2023-03, an application by North Florida Professional Services, Inc., agent for BBL Management Services, Inc., owner, to amend the Official Zoning Atlas of the Land Development Regulations by amending the zoning district of certain lands from AGRICULTURE to COMMERCIAL, GENERAL ("CG") for the property described, as follows:**

A tract of land in Section 1 and 12, Township 2 South, Range 15 East, Hamilton County, Florida, being more particularly described as follows: COMMENCE at the NW corner of Government Lot 1 of said Section 12; thence run North 88°37'37" East, a distance of 15.00 feet to a point on the East right-of-way line of Jackson Street, a county graded road; thence North 00°37'02" West along said East right-of-way line of Jackson Street, a distance of 2312.02 feet to the Southwesterly right of way line of U.S. Highway 41; thence South 49°17'45" East along said Southwesterly right of way line, a distance of 951.16 feet; thence South 40°43'56" West, a distance of 110.24 feet; thence South 49°13'46" East, a distance of 175.26 feet; thence South 09°59'26" East, a distance of 136.37 feet; thence South 01°21'12" East, a distance of 499.84 feet to the POINT OF BEGINNING; thence North 87°33'31" East, a distance of 452.29 feet to the West right of way line of U.S. Highway 41; thence South 01°16'32" East, along said West right of way line of U.S. Highway 41, a distance of 1231.14 feet to a point of curvature of a curve concave to the West, having a radius of 22885.30 feet and a central angle of 00°38'21"; thence Southerly along said curve and right of way an arc distance of 255.31 feet, said arc having a chord bearing of South 00°47'45" East and a chord distance of 255.31 feet; thence South 88°43'58" West, a distance of 447.00 feet; thence North 01°23'39" West, a distance of 1477.18 feet to the POINT OF BEGINNING.

Containing 15.33 acres, more or less.

Tax Parcel Number 8031-000 and A Portion of Tax Parcel Numbers 8006-000 and 8009-000

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no future notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the amendment.

Copies of the amendment are available for public inspection at the Office of the Land Use Administrator, located at 10363 Bridge Street, White Springs, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

# HEARING DATE: JUNE 13, 2023 @ 6:00 PM

**NOTICE OF LAND USE ACTION**

MEETING DATE: JUNE 11, 2024 @ 6:00 PM

